



**UNION COUNTY COMMISSIONERS  
COUNTY OFFICE BUILDING**

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REBECCA ROUSH  
Clerk

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Asst. Clerk



**COMMISSIONERS JOURNAL 48 – PAGE 502 – JUNE 11, 2009**

\* The Commissioners met with Johanna Pinkerton, County Engineer's Office, on the above date in regards to a variance request in Jerome Township. Resolution to follow:

**RESOLUTION NO. 306-09 RE: VARIANCE REQUEST FOR 50' RIGHT-OF-WAY IN LIEU OF 60' RIGHT OF WAY – TERRAIN EVOLUTION - JEROME VILLAGE DEVELOPMENT – COUNTY ENGINEER**

A motion was made by Gary Lee and seconded by Tom McCarthy to approve the recommendation of the Union County Engineer to approve the variance request, dated June 9, 2009, submitted by Terrain Evolution on behalf of Jerome Village. They have requested to use a 50' r/w for local streets (in lieu of 60') in an effort to create less of an impact to the surrounding environment and provide more open space for land preservation and public use.

We have researched regulations of neighboring Delaware County and City of Dublin for frame of reference. We also participated in a discussion at the LUC Regional Planning Commission Subdivision Committee meeting on June 9 to weigh the merits of this request. Our findings indicate this practice is successfully in use in other communities and is also consistent with recent shifts in the industry to improve land use and provide traffic calming benefits. The requirement of a 60' r/w is historically due to the need for the County/Township to have room to maintain open ditches. The Jerome Village Subdivision will employ the use of curb and gutter design, in lieu of open ditches, and will have a more compact footprint of development than has previously been experienced in the County. County regulations have not been updated recently and do not specifically address this type of development. Therefore, we recommend approval of this variance with the following conditions:

1. 50' r/w width is for use with curb and gutter streets only (not open ditch streets)
2. 50' r/w is for use with a 28' wide street (whether face to face of curb or back to back of curb); streets of greater width, up to 36' wide, require additional discussion & a variance
3. a minimum 10' wide utility easement must be provided for public utilities
4. 50' r/w does not automatically apply to the entrance roads for each subdivision "pod" – entrance roads may be required to have a 60' (or greater) r/w, additional pavement width, or traffic improvements, depending on traffic volumes and location; determination to be made by the County Engineer during design review

A roll call vote resulted as follows:

Tom McCarthy, Yea  
Charles Hall, Yea  
Gary Lee, Yea

CC: Co. Eng.  
File